



COUNCIL AGENDA: 01-25-05

ITEM:

6.2 (b)

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen

**SUBJECT: SENTER ROAD WIDENING
LAND PURCHASE - NGUYEN**

DATE: 01-05-05

Approved

Date

1/11/08

Council District: 7

RECOMMENDATION

Approval of an agreement in the amount of \$441,000 with Trong Nguyen and Cuc Trinh Nguyen for the purchase of a portion of their real property abutting the east side of Senter Road at 3060/3070 Senter Road and authorization for the Director of Public Works to execute any additional documents necessary to complete this transactions.

CEQA: EIR PP04-295

BACKGROUND

Senter Road is an arterial street between Tully and Singleton Roads that runs north to south and maintains significant pedestrian, bicycle and vehicular traffic volumes.

The east side of this segment of Senter Road is unimproved and needs to be widened to allow six lanes of vehicular traffic and additional right-of-way. The project will provide improvements to enhance pedestrian, bicycle, traffic circulation and public safety for the traveling public. The project includes the construction of curb, gutter, sidewalk, driveways and installation of street trees, pavement restoration and upgrading of street light system. The project also includes modification of traffic signals at the intersections of Capitol Expressway and Senter Road, Southside Drive and Senter Road and Umbarger Road and Senter Road. Additional left turn lanes will be added to northbound and southbound traffic at the intersection of Capitol Expressway and Senter Road. Upon completion this segment of the roadway will accommodate three lanes of traffic in each direction, new sidewalk and bicycle lanes on the east side of Senter Road. The project includes coordination with utility companies and other agencies for utility extensions and/or relocations, as needed.

ANALYSIS

The subject property is one of five parcels required for this project and one of only two parcels owned by private individuals. Agreements have also been executed for a donation of land owned by the East Side Union High School District and for the purchase of land from the other private individual owner. These agreements are being submitted for Council approval as separate items on the same agenda.

The portion of this parcel to be purchased by the City consists of a semi-rectangular shaped piece approximately 36' in width and 180' in length comprising 7,200 square feet. The only improvements included in the purchase consist of some asphalt parking lot pavement. The purchase amount of \$441,000 was based upon the fair market value as established by an independent appraisal which was reviewed and approved by City staff.

Construction is scheduled to begin in July of 2005 with award of construction contract slated for June of 2005. A map showing the subject property is attached as Exhibit A.

PUBLIC OUTREACH

The project was discussed with this particular property owner as well as the other owners from whom the City will need to acquire land during the individual acquisition negotiations. Mr. and Mrs. Nguyen agreed to the compensation and all other terms and conditions set forth in the agreement without requesting any revisions.

COORDINATION

This memorandum and agreement have been coordinated with the Department of Transportation, the Department of Planning, Building and Code Enforcement, the City Manager's Budget Office and City Attorney's Office.

COST IMPLICATIONS

The compensation amount of \$441,000 is specified in the purchase agreement. In addition, there will be escrow, title and closing fees of approximately \$6,000.

HONORABLE MAYOR AND CITY COUNCIL

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BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Adopted 2004-05 Budget Page	Last Budget Action (Date, Ord. No.)
429	6030	Senter Road - Tully to Singleton	127322	\$3,113,000	V-1016	10/12/04 Ord. 27267

CEQA

EIR, PP04-295.

Katy Allen

KATY ALLEN

Director, Public Works Department

DF:hla

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Attachment

EXHIBIT A

City of San Jose

SENER ROAD - From Tully Rd to Singleton



PROPERTY /APN	ACQUISITION TYPE	PROPERTY ADDRESS
① Lands of PG&E 497-42-004 17355.84 sq. ft.	Fee	Senter Rd at Umbarger Rd
② Lands of Nguyen 497-51-003 7,200 sq. ft.	Fee	3070 Senter Rd
③ Lands of Gonzalez 497-51-010 161.68 sq. ft.	Fee	3140 Senter Rd
④ Lands of World Oil Company 497-51-009 6,262,26 sq. ft.	Fee	3148 Senter Rd
⑤ Lands of East Side Union High School 494-23-003 /005 4333.59 sq. ft.	Fee	3200 Senter Rd